

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts.

See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name: Patterson Residence

Other name/site number: \_\_\_\_\_

### 2. Location

841 West 8<sup>th</sup> Street not for publication  
Larned vicinity  
state Kansas code KS county Pawnee code 145 zip code 67550

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register criteria.

I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally.

(See continuation sheet for additional comments.)

Beckard D. Pankratz  
Signature of certifying official

12-6-00  
Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.  
(See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:

\_\_\_\_\_ entered in the National Register.

\_\_\_\_\_ See continuation sheet \_\_\_\_\_

\_\_\_\_\_ determined eligible for the National Register.

\_\_\_\_\_ See continuation sheet \_\_\_\_\_

\_\_\_\_\_ determined not eligible for the National Register.

\_\_\_\_\_ removed from the National Register.

\_\_\_\_\_ other, (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

Property Name Patterson ResidenceCounty and State Pawnee County, KansasPage 2

## 5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<u>X</u> private	<u>X</u> building(s)		
<u>  </u> public-local	<u>  </u> district	<u>  2  </u>	<u>  </u> buildings
<u>  </u> public-State	<u>  </u> site	<u>  </u>	<u>  </u> sites
<u>  </u> public-Federal	<u>  </u> structure	<u>  </u>	<u>  </u> structures
	<u>  </u> object	<u>  </u>	<u>  </u> objects
		<u>  2  </u> Total	

Name of related multiple property listing:  
(Enter "N/A" if property is not part of a  
multiple property listing.)Lustron Houses of KansasNo. of contributing resources previously  
listed in the National Register:0

## 6. Functions or Use

Historic Functions  
(Enter categories from instructions.)DOMESTIC: Single DwellingDOMESTIC: Secondary StructureCurrent Functions  
(Enter categories from instructions.)DOMESTIC: Single DwellingDOMESTIC: Secondary Structure

## 7. Description

Architectural Classification  
(Enter categories from instructions.)MODERN MOVEMENTMaterials  
(Enter categories from instructions.)Foundation CONCRETEWalls METAL: SteelRoof METAL: SteelOther WOODNarrative Description (Describe the historic and current condition of the property on one or more  
continuation sheets.)

Property Name Patterson ResidenceCounty and State Pawnee County, KansasPage 3

## 8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

## Areas of Significance

Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1949

Significant Dates

1949

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Dan Brack, Brack Implements, Great Bend, Kansas  
(builder)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)



Property Name Patterson ResidenceCounty and State Pawnee County, KansasPage 4

## 9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing  
(36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings  
Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering

Record # \_\_\_\_\_

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Specify repository:

Ohio State Archives (Columbus); County  
Historical Societies

## 10. Geographical Data

Acreage of property <1

UTM References

1	<u>1/4</u>	<u>4/9/0/4/5/5</u>	<u>4/2/2/5/7/4/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting		Easting		Northing	
2	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting		Easting		Northing	

\_\_\_\_ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Elizabeth Rosin, Partner, with assistance from Dana Cloud and Jon Taylor

organization Historic Preservation Services, LLC date July 31, 2000

street & number 818 Grand Boulevard, Suite 1150 telephone (816) 221-5133

city or town Kansas City state Missouri zip code 64106

## Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

## Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

## Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Sheila Rodriguez

street & number 841 West 8<sup>th</sup> Street telephone (316) 285-3507

city or town Larned state KS zip code 67550

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

Patterson Residence  
Pawnee County, Kansas

**DESCRIPTION**

*The Patterson Residence* is a one-story, three bedroom, front-gabled Lustron dwelling with a modified Westchester Deluxe Plan. The steel-frame structure is clad on the interior and exterior with porcelain enameled steel panels. The 31-foot by 39-foot house has "Dove Gray" walls with white trim and a green roof.

Resting on a concrete slab foundation, the dwelling has a north-facing, rectangular plan. Porcelain enameled steel panels clad all exterior surfaces. Two-foot by two-foot panels sheath the dwelling's four walls. Narrower, vertical panels, approximately one-foot wide, cover the gable ends. Square "shingles", approximately one-foot square, cover the roof. The eaves of the front-gabled roof overhang slightly on all sides of the dwelling.

One end of each gutters running along the long (east and west) sides of the dwelling terminates in a downspout that is angled slightly toward the house. A wavy steel dowel fills the space between the downspout and the dwelling wall to create a trellis.

Openings asymmetrically pierce the walls of the dwelling. The steel windows have enameled steel surrounds and appear in three configurations: 1) a tripartite bay window, featuring a large plate of fixed glass flanked by four-light aluminum casements, projects slightly from the wall of the building in a paneled steel surround just south of the dwelling's northwest corner; 2) tripartite windows of the same configuration but flush with the body of the dwelling pierce the dwelling's east, west and south elevations; and 3) individual and pairs of three-light casements pierce the east, south and west elevations.

Doors are located in the north and east elevations. An enameled steel-shingled awning supported on pairs of simple triangular steel brackets shelters the front (north) door. The back (east) door is sheltered below the overhanging eaves. Both doors have aluminum storms of a modern vintage.

The interior of the dwelling retains most of its original Lustron materials and built-in features. Like the exterior, porcelain-enameled steel panels clad the interior walls and ceilings. The wall panels typically measure two-feet by eight feet, with some larger panels below windows, while the ceiling panels are eight feet square. Modern carpet and sheet vinyl cover the original asphalt shingle flooring.

The living room-dining area occupies the northwest portion of the dwelling, with the kitchen and utility room filling out the northeast corner. The bathroom and three bedrooms are located off a central corridor in the south end of the dwelling. Each bedroom has the requisite built-in closets.

While the original metal cabinetry has been replaced in the kitchen, the dwelling retains the built-in china cabinet in the dining area with the pass-through between the kitchen and dining area. This latter feature distinguishes the dwelling as a Deluxe edition of the Westchester house model. Other built-in features that characteristic of the Deluxe Westchester include the bookcases in the living room, the mirrored vanity in the master bedroom and the closets and overhead storage throughout the dwelling.

Garage

To the east and set back slightly from the front plane of the dwelling is a front-gabled, north facing, two-car Lustron garage. Like the dwelling, the garage rests on a concrete slab foundation and is clad with the same



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

Patterson Residence  
Pawnee County, Kansas

porcelain-enameled steel panels. However, by design the garage has a wood rather than steel framing. A pair of wood-paneled overhead garage doors has replaced the original garage door. Fenestration includes a pair of wood-framed casement windows in the east elevation. A basketball net has been installed in the post dividing the two garage bays.

Site

This property occupies a lot on the southeast corner of 8<sup>th</sup> Street and Martin. The house and garage are centered on the lot facing 8<sup>th</sup> Street. A concrete driveway leads from the street to the garage with a perpendicular walk to the front door. A red brick wall, approximately eight feet tall, connects the northwest corner of the garage to the east wall of the dwelling. A shouldered chimney, built into the center of the wall, features an outdoor fireplace facing a concrete patio on the south side.

Landscaping of the grassy lot includes a semi-circular brick-edged planting bed at the south end of the dwelling and a limestone-edged circular planting bed that surrounds the northwest corner of the dwelling. Both areas are planted with perennial flowers.

**INTEGRITY**

*The Patterson Residence* is an excellent and rare example of a three-bedroom Westchester Deluxe Lustron with an accompanying Lustron garage. The dwelling is in good condition and retains many of its original features such as windows, exterior and interior doors, kitchen "pass-thru", bedroom vanity and floor plan. Modifications of materials have been limited to replacement of the original asphalt tile flooring with carpeting and or the kitchen cabinets, and the addition of storm doors at the entrances. These limited modifications do not impact the overall integrity of the property, and the original workmanship, materials, design, setting, location, feeling, and association of the property are readily apparent to the observer. The brick fireplace that connects the dwelling to the garage, defining an outdoor living space behind the house is typical of the renovations Lustron designers intended for these dwellings. While this specific modification was not based on a Lustron design, it does not physically impair the Lustron fabric nor does it visually diminish the historic character of the property.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3

Patterson Residence  
Pawnee County, Kansas

**STATEMENT OF SIGNIFICANCE**

*The Patterson Residence* is significant under National Register Criterion C for the area of ARCHITECTURE. It is an excellent example of the Lustron House property type, and it is one of only one hundred Lustron houses extant in Kansas. Of the eight Lustrons currently extant in Larned, five, including the Patterson Residence, are located in the Mann and Parks Addition. Two additional Lustrons are located in the nearby Scott and Adams Addition. The dwellings in Mann and Parks Addition, including the Lustrons, represent the continuum of residential design from the late 19<sup>th</sup> century through the end of World War II.

In an effort to solve the post-World War II housing crisis, the Lustron Corporation, lead by Carl Stradlund, applied porcelain-enameled steel technology to residential design, producing a pre-fabricated dwelling that was "...fireproof, ratproof, decay-proof, [and] termite proof. Will never deteriorate or stain, never fade, crack or peel, never need painting, refinishing or reroofing [sic]" (Lustron Corp). Available in two-and three-bedroom models, these dwellings resembled typical, wood-frame post-war dwellings. However, their steel frames clad on the interior and exterior with porcelain enamel-coated steel panels distinguished Lustrons from more traditional contemporary residential construction.

The Reconstruction Finance Corporation rewarded Stradlund's efforts with \$32.5 million in federal aid, plus the lease of a vacated airplane factory in Columbus, Ohio, for production of the dwelling components. Stradlund applied the tenets of automobile assembly-line mass-production to the Lustron. At the factory all of the components for each dwelling were loaded on a specially designed truck trailer and delivered to the building site, where company-trained builders erected the dwelling following the Lustron instruction manual. One issue that lead to the company's demise was compliance with local building codes. Local codes were often ill prepared for the modern technology of the all-steel Lustron. When this situation was encountered during the construction of Lustrons in Larned, the City Manager, an engineer by training, modified local building codes to accommodate the Lustron design (Puckett 2000).

The company actively produced Lustron houses between summer 1948 and June 1950. In Kansas Lustrons sold for around \$10,000. Dan Brack, the Great Bend dealer, who built this residence, sold the two-bedroom Westchester Deluxe for \$10,500. The price on the three-bedroom model would have been slightly higher. Sales of Lustron homes nationally never exceeded 250 units per month, far short of the 17,000 units per year that the company promised. The RFC filed foreclosure in March of 1950, and the company ceased production in June of that year having shipped fewer than 2500 of these unique all-steel dwellings nationwide.

**SITE HISTORY**

*The Patterson Residence* appears to have been constructed at the end of 1949. In August of that year, Harold and Alice Patterson purchased the property from Victor and Hilda Meyers (Pawnee County Deed Records 40:368). The Pattersons contracted Dan Brack, the Great Bend Lustron dealer, to build the home and garage. Both physicians, the Pattersons raised five children in their Lustron (Reep 2000).

The Patterson's owned the property for fifteen years before selling to Donald and Joanne Reep early in 1964 (Pawnee County Deed Records 47:355). The Reeps first rented and subsequently purchased the Lustron when they were expecting their second child. Mrs. Reep recalled that after being damaged by a kitchen fire they took

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4

Patterson Residence  
Pawnee County, Kansas

---

their cabinets to an auto body shop for repair. She also believes that the "indestructible" Lustron roof "should be on every house in the country." Mrs. Reep recalled only a few negative aspects to the home. Among these were the noise created by opening and closing the closets and cupboards, difficulty touching-up the paint when needed, and difficulty drilling through the metal to hang pictures and so forth (Reep 2000).

The Reeps sold the property in 1968 to Lloyd and Alice Bamberger, who owned it until 1985 when they sold the Lustron to Sheila Ruiz Rodriguez, the current owner (Pawnee County Deed Records 52:77; 65:205). Mrs. Reep currently works as a realtor in Larned and knows of at least one current Lustron owner who values the durability of Lustrons for rental property (Reep 2000).



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9, 10 Page 5

Patterson Residence  
Pawnee County, Kansas

---

**BIBLIOGRAPHY**

Lustron Corporation

[n.d.] *The Lustron Home*. Lustron Corporation Archives. Box 1, Folder 1. On file in the Archives of the Ohio Historical Society, Columbus, Ohio.

Pawnee County, Kansas

Deed Records. On file at the Pawnee County Courthouse, Larned, Kansas.

Reep, Joanne

2000 Telephone interview with Jon Taylor, 16 June 2000.

**VERBAL BOUNDARY DESCRIPTION**

Lots 19 thru 22, inclusive, Block 5, Mann and Park's Addition to the City of Larned, Pawnee County, Kansas.

**BOUNDARY JUSTIFICATION**

The boundary includes the city parcel on which the house and garage are located.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number   Photographs   Page 6

Patterson Residence  
Pawnee County, Kansas

---

Photographer:        Dana Cloud  
Date of Photographs:    October 1999  
Location of Negatives: Kansas State Historical Society, Topeka, Kansas

- 1) North and west elevations of dwelling. View looking southeast.
- 2) North and west elevations of dwelling. View looking southeast.
- 3) South and east elevations of dwelling, showing patio. View looking north.
- 4) Detail of front entry. View looking south.
- 5) North and east elevations of garage. View looking southwest.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section -- Site Plan Page 7

Patterson Residence  
Pawnee County, Kansas

